

1 BILL NO. R-84-11-31

2 DECLARATORY RESOLUTION NO. R-142-84

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Lot #59 and Lot #58 EXCEPT the East  
13 50 feet thereof, Congressional In-  
14 dustrial Park, Section II;

15 said property more commonly known as 3011 Congressional Parkway,  
16 Fort Wayne, Indiana;

17 WHEREAS, recommendations have been received from the  
18 Committee on Finance and the Department of Economic Development  
19 concerning said Resolution;

20 WHEREAS, notice of the adoption and substance of said  
21 Resolution has been published in accordance with I.C. 5-3-2 and  
22 a public hearing has been conducted on said Resolution;

23 WHEREAS, if said Resolution involves an area that has  
24 already been designated an allocation area under I.C. 36-7-14-39,  
25 the Fort Wayne Redevelopment Commission has adopted a Resolution  
26 approving the designation.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
28 THE CITY OF FORT WAYNE, INDIANA:

29 SECTION 1. That, the Resolution previously designating  
30 the above described property an "Economic Revitalization Area" is  
31 confirmed in all respects.

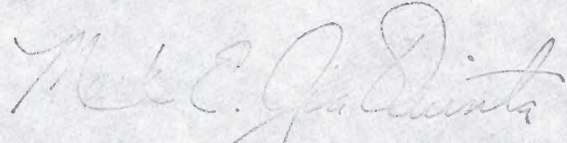
32 SECTION 2. That, the above described property is here-  
by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
1.1-12.1, said designation to begin on the effective date of this



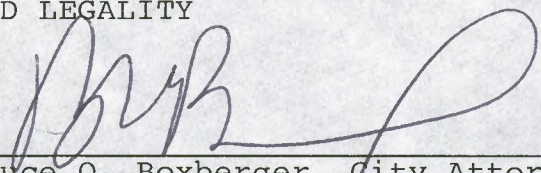
1 Page Two

2 Resolution and continue for one (1) year. Said designation shall  
3 terminate at the end of that one (1) year period.

4 SECTION 3. That this Resolution shall be in full force  
5 and effect from and after its passage and any and all necessary  
6 approval by the Mayor.

7   
8 \_\_\_\_\_  
9 Councilmember

10 APPROVED AS TO FORM  
11 AND LEGALITY

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13 \_\_\_\_\_  
14 Bruce O. Boxberger, City Attorney  
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Read the first time in full and on motion by Dan Jones, seconded by Steve, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 11th day of December, 19 84, at 7:00 o'clock P..M., E.S.

DATE: 11-27-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Steve, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 12-11-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (RESOLUTION) NO. Q-142-84  
on the 11th day of December, 19 84,

ATTEST:

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Ray A. Ebert  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of December, 19 84, at the hour of 11:30 o'clock A..M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12 day of December, 19 84, at the hour of 2:00 o'clock P..M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Ottenweller Company Inc.
2. Owner(s) Nelson And Janet Ottenweller, Michael W. Ottenweller
3. Address of Owner(s) 10413 Oak Tree Rd. 5816 Spring Oak Ct.  
Ft. Wayne, In. Ft. Wayne, In.  
46825 46825
4. Telephone Number of Owner(s) (219 - 627-2234
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant ~~SAME~~ 3840 Wells St.  
Ft. Wayne, In. 46808
7. Telephone number of Applicant ( ) Same
8. Address of Property Seeking Designation ~~3840 Wells St.~~  
3011 Congressional Parkway
9. Legal Description of Property Proposed for Designation (may be attached)  
See Attached
10. Township Washington
11. Taxing District Washington



12. Current Zoning M - 1
13. Variance Granted (if any) None
14. Current Use of Property Vacant
- a. How is property presently used? \_\_\_\_\_
- \_\_\_\_\_
- b. What Structure(s) (if any) are on the property? \_\_\_\_\_
- \_\_\_\_\_
- b. What is the condition of this structure/these structures? \_\_\_\_\_
- \_\_\_\_\_
15. Current Assessed Value of Real Estate \_\_\_\_\_
- a. Land \$60,000
- b. Improvements \_\_\_\_\_
16. Amount of Total Property Taxes Owed During the Immediate Past Year \_\_\_\_\_
- \_\_\_\_\_
17. Description of Proposed Improvements to the Real Estate \_\_\_\_\_
- 16,500 Sq. Ft. Industrial Bldg. 15,000 Sq. Ft. Manufacturing
- 1,500 Sq. Ft. Office
- \_\_\_\_\_
- \_\_\_\_\_
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Immediateley
- b. When is completion expected? March 1, 1985
19. Cost of Project (not including land costs) \$295,000



20. Permanent Jobs Resulting from Completed Project

- a. How many permanent jobs will be employed at or in connection with the project after it is completed? Ten

lation of this new manufacturing equipment? \_\_\_\_\_

- b. What is the nature of those jobs? Manufacturing IE.  
Welders, Machine Operators, Assm. Personnel

- c. Anticipated time frame for reaching employment level stated above?

1 Year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

Land is currently not used for development or farming.

Building would enhance the area through improved land usage

and increased property value.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Project will allow increased growth for our firm, resulting in higher volume and increased employment. It will also allow us to be more competative in areas outside of Ft. Wayne.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? \_\_\_\_\_ YES \_\_\_\_\_ ☒ NO

26. Financing on Project

What is the status of financing connected with this project?

\_\_\_\_\_  
Total Cost of Project \$352,000

\_\_\_\_\_  
Bank Mort. Loan \$216,800

\_\_\_\_\_  
C D C Title IX Loan \$100,000

\_\_\_\_\_  
Owners Equity Contribution \$35,000



I hereby certify that the information and representation on this Application are true and complete.

Michael W. Ottensmiller  
Signature(s) of Owners

\_\_\_\_\_  
Date

Nancy D. Rivera

Nelson H. Ottensmiller

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Information Below to be filled in by Department of Economic Development:

Date Application Received: \_\_\_\_\_

Date Application Forwarded to Law Dept: \_\_\_\_\_

Date of Legal Notice Publication: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date of Building Permit: \_\_\_\_\_

Approved or Denied? Date: \_\_\_\_\_

Allocation Area: \_\_\_\_\_



OFFICE OF:

Joseph B. Stody Jr. and Associates

REGISTERED LAND SURVEYOR NO. S-0144 INDIANA

1042 Saint Joseph Boulevard

Fort Wayne, Indiana 46805

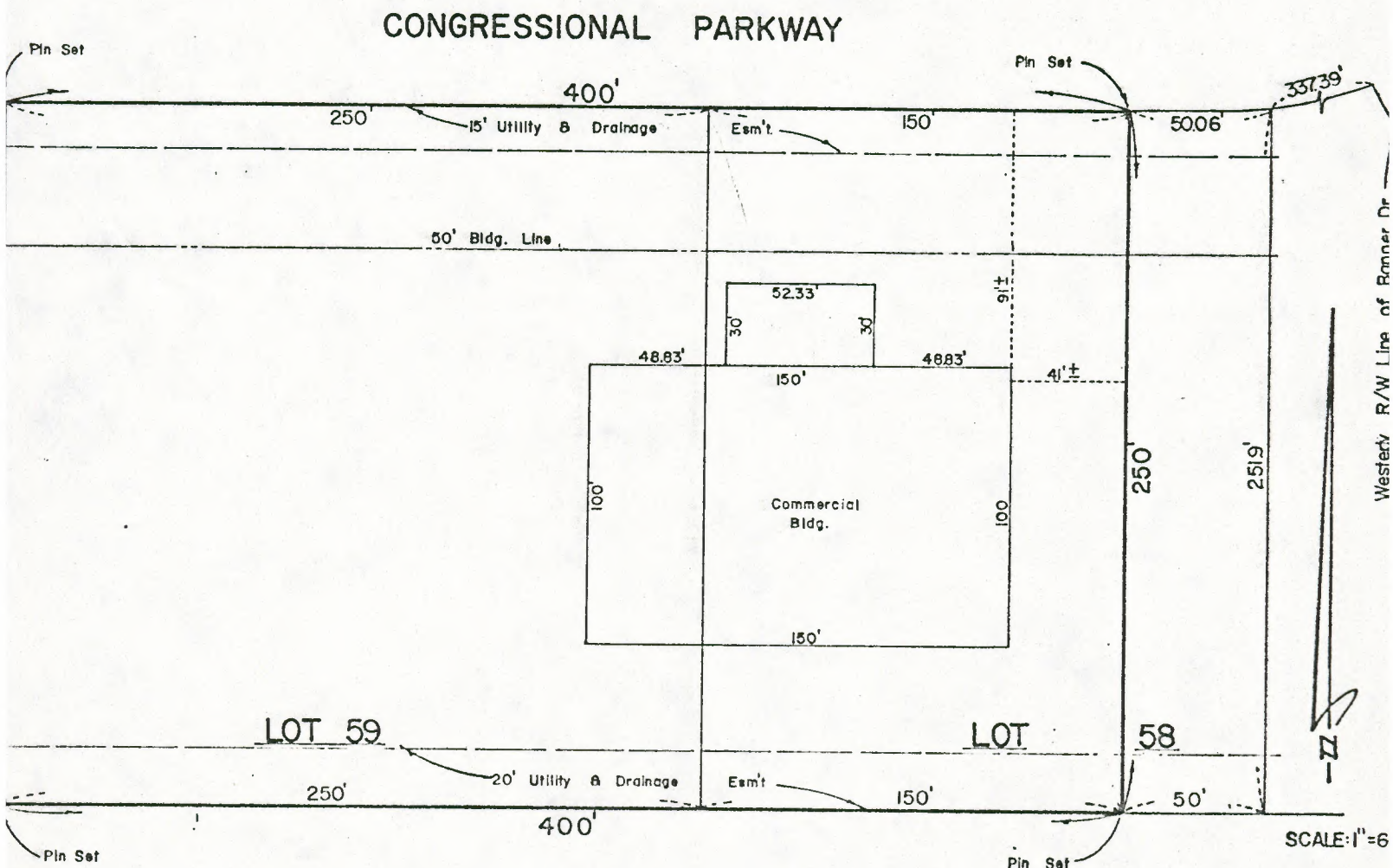
Phone (219) 424-6733

The undersigned Land Surveyor, registered under the Laws of Indiana, hereby certifies that he has made a resurvey of the real estate described and shown below.

Measurements were made and monuments set in conformity with the records on file in the office of the Recorder of ALLEN County, Indiana and to the best of my knowledge accurately shown. Any encroachments or discrepancies are shown below.

Legal description of real estate.

Lot #59 and Lot #58 EXCEPT the East 50 feet thereof, Congressional Industrial Park, Section II.

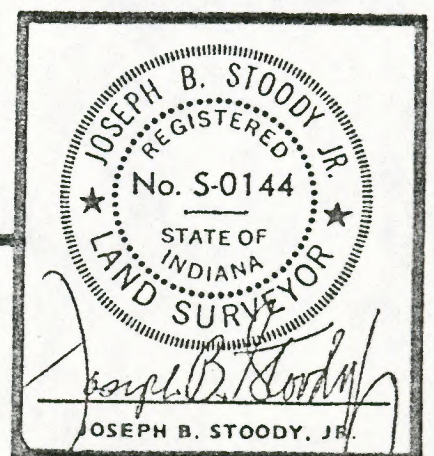


Subject real estate does not lie  
in a flood hazard area as  
defined by the Dept. of HUD,  
FEMA Flood Hazard Boundary Maps.

FOR: OTTENWELER

JOB NO. 7416

DATE 11/6/84





BILL NO. R-84-11-31

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN

~~ORDINANCE~~ A DECLARATORY RESOLUTION confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

MARK E. GIAOUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

James S. Stier  
Janet G. Bradbury  
Thomas C. Henry  
DJ Schmidt

CONCURRED IN 12-11-84  
SANDRA E. KENNEDY, CITY CLERK



Admn. Appr. \_\_\_\_\_

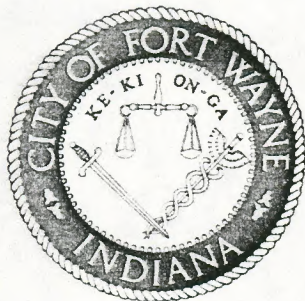
DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution02-84-11-31DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designa-tion of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(Ottenweller Company, Inc. - 3011 Congressional Parkway, Fort Wayne,Indiana)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EFFECT OF PASSAGE A building will be constructed on land that is presently not developed. The project will allow increased growth for the firm, resulting in higher volume and increased employment. It will also allow them to be more competitive in areas outside of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.  
\_\_\_\_\_  
\_\_\_\_\_MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$295,000  
\_\_\_\_\_  
\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

November 28, 1984

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Trudy:

Please give the attached full coverage on the date of December 8, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, In

Bill No. R-84-11-31  
Tax Abatement

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-11-30 AND R-84-11-31)

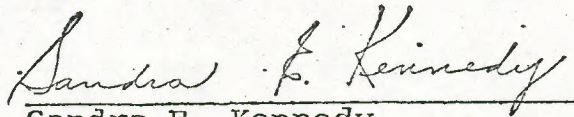
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 27, 1984,  
date  
designating property at Ottenweller Company, Inc. - 3011 Congressional  
Parkway, Fort Wayne, Indiana

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 11, 1984, at 7:00 P.M.;  
date, time & place  
Common Council Conference Room 128, One Main Street, City-County Bldg.,  
Fort Wayne, In.

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

P.O. BOX 100

FORT WAYNE, INDIANA

Dr.

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head

number of lines

4

Body

number of lines

17

Tail

number of lines

2

Total number of lines in notice

23

COMPUTATION OF CHARGES

23

lines,

1

columns wide equals

23

equivalent lines at

.300¢

\$

6.90

cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

2 extra copies

1.00

TOTAL AMOUNT OF CLAIM

\$

7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type

6

point

Number of insertions

1

Size of quad upon which type is cast

6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date

Dec. 1

19

84

Title

CLERK

Drusilla Roose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned

Drusilla Roose

who, being duly sworn, says

that he/she is

CLERK

of the

JOURNAL-GAZETTE

a

DAILY

newspaper of general circulation printed and published

in the English language in the city

town

of

FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for

one time

the dates of publication being

as follows:

12/1/84

Subscribed and sworn to me before this

1 st

day of

December

19

84

Anne M. Perkins

Notary Public

My commission expires

November 29, 1985

NOTICE OF PUBLIC HEARING

FORT WAYNE

COMMON COUNCIL

(RESOLUTIONS NO. R-84-11-30 AND R-84-11-31)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 27, 1984 designating property at Ottenweller Company, Inc.-3011 Congressional Parkway, Fort Wayne, Indiana an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 11, 1984 at 7:00 p.m., Common Council Conference Room 128, One Main Street, City-County Bldg., Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandre E. Kennedy

City Clerk

12--1



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines4

Body number of lines17

Tail number of lines2

Total number of lines in notice23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra copies 1.00

TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Dec. 1, 1984

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 12/1/84

Subscribed and sworn to me before this 1 st day of December 19 84

Anne M. Perkins Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-11-30 AND R-84-11-31)  
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All interested persons are invited to attend and be heard at the public hearing.

Sendra E. Kennedy  
City Clerk

12-1